



Property

JONQUERETTES (84)

1 300 000 €



540 m²



15 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

Magnificent property in the heart of the village of Jonquerettes in rue des écoles and therefore a few steps from the nursery and primary school of this pretty village. You are 15 minutes from Avignon and the TGV station, and very close to L'Isle-sur-la-Sorgue. You will particularly appreciate its confidential and discreet access. We invite you to discover this rare property for sale by its location and the size of its plot. You have a main villa with 5 bedrooms and a villa/apartment with 2 bedrooms, for a total of 500m² of living space, on a magnificent garden of 4,650m². As well as an olive grove adjoining the garden and offering you 3,750m² of additional land. A total of 8400m² in the heart of the village, quiet and out of sight, this villa built in the 1980s, offers you very generous volumes and allows you to accommodate your various real estate projects: "large family", residence secondary, liberal activity, accommodate your offices, 2 families, horses, guest rooms... Description: Main villa: GROUND FLOOR: -- Cathedral entrance with skylight. -- Cloakroom with hand basin and Wc -- Kitchen and terrace -- Laundry room -- Dining room, billiard table and lounge 82 m², with fireplace. Direct access to the terraces. -- Boiler room -- Real cinema room in a semi-circle and soundproofed -- Bedroom 1 and dressing room -- Bedroom 2 and dressing room -- Covered terrace between the two bedrooms -- Bathroom -- Wc -- Bedroom 3 -- bathroom water and wc -- Bright workshop opening directly onto the parking lot -- Technical room and storage room BASEMENT: -- Wine cellar INTER FLOOR: -- An open office space -- A large bedroom 4 1st FLOOR: -- Bedroom 5 + dressing room + Private shower room + private covered terrace facing south of 8m² -- Wc -- Master Bedroom: Bedroom 6 + dressing room + bathroom and shower + private covered terrace facing south of 20m² + private terrace facing East with magnificent view on Mont Ventoux. Adjoining T3 type villa: As a second villa adjoining the main villa, and not overlooked between them, -- Entrance porch and separate entrance door -- Entrance -- Kitchen -- Laundry room/pantry -- Washbasin + Wc -- Living room dining room + covered terrace of 20m² facing south -- Bedroom 6 + bathroom -- Small bedroom 7 Le Jardin 4,000m² -- Large summer living room of 55m² with high ceilings, bay window, electricity, water, pizza oven and bar. Ideal for bringing together your friends and festive events. -- Garden pool shelter -- Car awning -- Parking for more than 7 cars -- 78m² (13x6) diamond-shaped swimming pool -- Drilling. -- The lawned garden is decorated with beautiful plants, flowers and numerous olive trees, rose bushes and vines. The 3,740m² olive grove To the south, an olive grove offers you a magnificent view from the terraces, the garden and the upper floor of the villa. This large space of greenery, like in the countryside, brings a most pleasant tranquility and peace, especially in the heart of the village: to discover! You can produce your own olive oil thanks to the 30 olive trees planted and enjoy the various fruit trees on the property. Also note: Mains drainage. Water from the garden by drilling. Automatic watering. not overlooked. quiet and family neighborhood. Refreshments to be expected. PLU in UC Zone 30% footprint. We are here to listen to you, more photos and 3D virtual tour on Anna PONS CapiFrance. complete file on request and visit by appointment. . Les honoraires d'agence sont à la charge de l'acquéreur, soit 1,56% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Anna PONS

HYERES (83400)

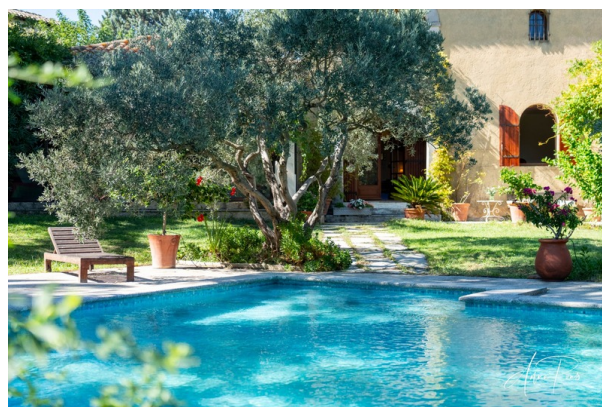
Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 852024

Property type Property

Year of construction 1980

Exposure South

Vue dégagée, Panoramique, sur Forêt, sur Jardin,
sur Piscine, sur Village

SURFACES

Living space 540 m²

Surface Carrez Law 520 m²

Living room surface 85 m²

Land surface 8400 m²

COMPOSITION

Number of rooms 15

Number of bedrooms 7

Number of bathrooms 3

Toilets count 5

Washrooms 2

Balcony 1

Terrace 1

DPE/GES

DPE 257

GES 52

APPENDIX

Parking extérieur

Parking space 15

Cellar 1

Videophone Oui

SERVICES

Heater granules

Heater bois

Heater fuel

Kitchen équipée

Swimming-pool Yes

Intercom Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle